132.A	0002	0075.0	1 of 1	Condominium		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,200 /	765,200
					USE VALUE:	765,200 /	765,200
					ASSESSED:	765,200 /	765,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 75

Owner 1:	BHANDARI MANISH	
Owner 2:	BORAR SALONI	
Owner 3:		
Street 1:	75 BARTLETT AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	5 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Vinyl Exterior and 2253 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	765,200			765,200
Total Card	0.000	765,200			765,200
Total Parcel	0.000	765,200			765,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.64 | /Parcel: 339.6

Legal Description

User Acct

272250

GIS Ref

GIS Ref

Insp Date

09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 132.A-0002-0075.0

!15273!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	751,600	0	.		751,600	751,600	Year End Roll	12/18/2019
2019	102	FV	733,700	0	.		733,700	733,700	Year End Roll	1/3/2019
2018	102	FV	717,500	0	.		717,500	717,500	Year End Roll	12/20/2017
2017	102	FV	644,100	0	.		644,100	644,100	Year End Roll	1/3/2017
2016	102	FV	644,100	0	.		644,100	644,100	Year End	1/4/2016
2015	102	FV	617,500	0	.		617,500	617,500	Year End Roll	12/11/2014
2014	102	FV	587,800	0	.		587,800	587,800	Year End Roll	12/16/2013
2013	102	FV	587,800	0	.		587,800	587,800		12/13/2012

PRINT

Date	Time
12/11/20	05:00:53

LAST REV

Date	Time
09/13/18	14:55:39
danam	
15273	

USER DEFINED

Prior Id # 1:	84857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	69597-5		7/13/2017		759,000	No	No		
LOMBARDI KEITH	45251-279		5/26/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
4/3/2006	External Ins	BR	B Rossignol
3/28/2005	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7770													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.2	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.76631159
Const Adj.:	0.99989998
Adj $ / SQ:	187.728
Other Features:	66000
Grade Factor:	1.21
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798700
Depreciation:	33545
Depreciated Total:	765155

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	306.65
Special Features:	0	Val/Su Net:	339.64
Final Total:	765200	Val/Su SzAd	339.64

SKETCH

UnSketched SubAreas:
GLA: 2253,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,253	187.730	422,950
Net Sketched Area:		2,253	Total:	422,950
Size Ad	2253	Gross Are	2253	FinArea 2253

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

132.A-0002-0075.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: